
S-4444
FERN MEADOWS WEST MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
April 10, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the property owners, Alan and Janet Kemper, represented by Todd Starr, PLS are seeking primary approval of a one lot subdivision on 1.003 acres, located on the south side of CR 700 S, approximately 1/2 mile west of US 52, in Sheffield 32 (NE) 22-3.

AREA ZONING PATTERNS:

The site is zoned A, Agricultural as is all surrounding land. The parent tract is 80 acres in size and has never been subdivided or parcelized. Three development rights will remain following the recordation of this plat.

AREA LAND USE PATTERNS:

Currently on site there is a house, detached garage and a large metal building; the surrounding area is farmed.

TRAFFIC AND TRANSPORTATION:

CR 700 S is classified as a rural local road by the adopted *County Thoroughfare Plan*. The sketch plan shows the required 30' half-width right-of-way. The County Highway Department is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Drainage has already been approved by the County Surveyor's Office. A letter from the County Health Department states that, "The proposed one-lot subdivision is served by an individual on-site sewage disposal system and individual water well. There are no records on file pertaining to the original septic system or repair/replacement and no record of complaint or failure to function properly in our records." The Health Department is satisfied that its requirements as well as the state's requirements can be met.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and area are sufficient to meet the ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.